

Proposed Official Plan Text Changes

26.1 Former Hospital lands – Potential Seniors-oriented housing development

The former Hospital Site located between Reynolds Street and Allan Street, south of Macdonald Road, has been the subject of a number of planning studies, a town-initiated community visioning exercise, and a master plan process.

26.1.1 The Medium Density Residential designation at the south end of the former Hospital Site may be considered for seniors-oriented housing and supporting uses, subject to implementing zoning and an approved site plan supported by the submission of the following studies and any other requirements under section 28.17:

- a) traffic impact study;
- b) planning justification report;
- c) urban design brief; and
- d) functional servicing study

26.1.2 Redevelopment for seniors-oriented housing shall be subject to the following additional policies:

- a) The *development* shall conform to the policies of section 11, Residential, of this Plan.
- b) A maximum building height of four storeys shall be permitted.
- c) *Development* proposals will demonstrate compatibility and integration with the surrounding land uses by ensuring an effective transition in built form between areas of different *development* heights. Transition in built form will act as a buffer between proposed *development* and planned uses and should be provided through appropriate design, siting, setbacks and the provision of public and private open space and amenity space.
- d) *Development* shall conserve existing *cultural heritage resources* and, where feasible, integrate such features into the *development* of the lands.
- e) The re-use of the former Oakville-Trafalgar High School building may include seniors-oriented residential units, offices, community uses or any combination thereof. The resulting uses may be operated by a public or private organization in association with, or independent of, the adjacent seniors-oriented housing *development*.
- f) The creation of an accessible public space shall be required along the Reynolds Street frontage in conjunction with the re-use of the former Oakville-Trafalgar High School building.

26.1.3 - Deleted -

26.1.4 - Deleted -